

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning - Nuzvidu Municipality - Modification to the Master Plan – Change of land use from Mango Gardens use zone to Public and Semi Public use in S.Nos.498 (Part) and 499 (Part) to an extent of Ac.29.30 cents and re-alignment of 60 feet wide Master Plan road as “P-Q” and earmarking the re-aligned portion as Residential use - Draft Variation – Confirmed - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 600

Dated the 9th October, 2009.

Read the following:-

1. G.O.Ms.No.477 MA., dated 19.9.2000.
2. From the PS to Hon'ble M(MA&UD), Note No.239/MA(MA&UD)/2006, dated 24.3.2006.
3. Government Memo. No.6521/H1/2006-1, Municipal Administration and Urban Development Department, dated 4.5.2006.
4. From the Commissioner, Nuzvid Municipality, Letter Roc.No.1183/1999/G1, dated 5.5.2006.
5. Government Memo. No.6521/H1/2006-2, Municipal Administration and Urban Development (H1) Department, dated 15.6.2006.
6. From the Director of Town and Country Planning, Letter Roc.No.13919/99/G, dated 3.2.2007.
7. Government Memo. No.6521/H1/2006-3, Municipal Administration and Urban Development (H1) Department, dated 11.4.2007.
8. From the Commissioner, Nuzvid Municipality, Letter Roc.No.1183/1999/G1, dated 20.6.2007.
9. Government Memo. No.6521/H1/2006-4, Municipal Administration and Urban Development (H1) Department, dated 8.8.2007.
10. From the Director of Town and Country Planning, Letter Roc.No. 6932/2007/R, dated 19.2.2008.
11. Government Memo. No.6521/H1/2006-5, Municipal Administration and Urban Development (H1) Department, dated 16.4.2008.
12. From the Commissioner of Printing, A.P., Extraordinary Gazette No.203, Part-I, dated 19.4.2008.
13. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.6932/2007/R, dated 13.5.2008.
14. Government Memo. No.6521/H1/2006-6, Municipal Administration and Urban Development Department, dated 4.10.2008.
15. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.6932/2007/R, dated 13.5.2008.
17. Government Memo. No.6521/H1/2006-7, Municipal Administration and Urban Development Department, dated 29.9.2008.
18. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.6932/2007/R, dated 13.4.2009.
19. Government Memo. No.6521/H1/2006-8, Municipal Administration and Urban Development Department, dated 6.5.2009.
20. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.6932/2007/R, dated 4.6.2009.
21. Government Memo. No.6521/H1/2006-9, Municipal Administration and Urban Development Department, dated 22.6.2009.
20. From the Commissioner, Nuzvid Municipality, Letter Roc.No.1183/1999/G1, dated 1.7.2009.

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ORDER:

The draft variation to the Nuzvid General Town Planning Scheme, the Master Plan of which was sanctioned in G.O.Ms.No.477 M.A., dated 19.9.2000, was issued in Government Memo. No. 6521/H1/2006-5, Municipal Administration and Urban Development (H1) Department, dated 16.4.2008 and published in the Extraordinary issue of A.P. Gazette No.203, Part-I, dated 19.4.2008. No objections and suggestions have been received from the public within the stipulated period. The Commissioner, Nuzvid Municipality, in his letter dated 1.7.2009 has informed that the applicant has paid an amount of Rs.4,14,918/- (Rupees four lakhs fourteen thousand nine hundred and eighteen only) towards development charges as per G.O.Ms.No.158., MA., dated 22.3.1996 and an amount of Rs.1,86,150/- (Rupees one lakh eighty six thousand one hundred and fifty only) towards land cost for formation of 80 feet wide road. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To

The Commissioner of Printing, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry.
The Municipal Commissioner, Nuzvid Municipality, Krishna District.

Copy to:

The individual through the Municipal Commissioner, Nuzvid Municipality, Krishna District.
The District Collector, Krishna District.
The Private Secretary to Minister for MA&UD.
SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

**APPENDIX
NOTIFICATION**

Whereas in Government Memo. No.6521/H1/2006-5, Municipal Administration and Urban Development Department, dated 16.4.2008, draft notification for variation to the Nuzvid General Town Planning Scheme was issued inviting objections and suggestions from the general public giving 15 days time on the proposed change of land use from Mango Gardens to Public and Semi Public use in S.Nos.498 (Part) and 499 (Part) to an extent of Ac.29.30 cents for construction of Engineering College Building and re-alignment of 80 feet wide Master Plan Road (X-Y) and earmarking the deleted portion as Industrial use and Residential use, re-alignment of 60 feet wide Master Plan road (P-Q) and earmarking the deleted portion as Residential use subject to certain conditions. The same was published in the A.P.Extraordinary Gazette No.203, Part-I, dated 19.4.2008 as required by Clause (b) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) and no objections / suggestions have been received by the Government on the above proposed modification.

2. And whereas, after issue of above Notification, the Director of Town and Country Planning, Hyderabad, vide his letter dated 19.5.2008 has sent a proposal for change of land use from Industrial use zone and Mango Gardens use to Public and Semi Public use zone in R.S.Nos.483/2A, B, 3A(Part), 4A, 4B, 4C (Part), 5A1 (Part) and 5A2(Part) to an extent of Ac.80.00 cents for establishment of International Institute of Information Technology (IIIT) and realignment of 80 feet Master Plan Road. After careful examination of the proposal, Government have issued orders conforming the above in G.O.Ms.No.805, MA&UD Department, dated 24.11.2008 (in GTP.No.32/2008/R).

3. And whereas, vide Govt. Memo.No.6521/H1/2006-7, dated 6.5.2009, the Director of Town and Country Planning, Hyderabad has been requested to inform whether, confirmation orders issued vide G.O.Ms.No.805, dated 24.11.2008 (GTP.No.32/2008/R) for realignment of 80 feet wide proposed Master Plan road along with change of land use is one and the same or not as proposed in the present change of land use proposal. If it is the same, he has been requested to furnish the revised part proposed land use map with GTP No. for the proposed change of land use from Mango Gardens use to Public and Semi Public use in S.Nos.498 (Part) and 499 (Part) to an extent of Ac.29.30 cents for construction of Engineering College Building and realignment of 60 feet wide proposed Master Plan road only for taking further action.

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4. And whereas, in his letter dated 4.6.2009, the Director of Town and Country Planning, Hyderabad has stated that the both cases are different and requested the Government to issue confirmation orders on the proposed change of land use from Mango Gardens use zone to Public and Semi Public use in S.Nos.498 (Part) and 499 (Part) of Nuzvid Municipality to an extent of Ac.29.30 cents and realignment of 60 feet wide proposed Master Plan road.

5. In view of the above circumstances, Government after careful examination of the matter have decided to consider the change of land use and deletion of 60 feet wide proposed Master Plan road by making necessary modification to the Master Plan of Nuzvid Municipality, in exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920. Accordingly, Government hereby makes the following variation to the Master Plan of Nuzvid Town, Krishna District the same having been previously published in the extraordinary issue of Andhra Pradesh Gazette No. 203, Part-I, dated 19.4.2008 as required by clause (b) of the said section.

VARIATION

The site falling in S.Nos. 498 (Part) and 499 (Part) of Nuzvid Municipality to an extent of Ac.29.30 cents, marked as "**ABCDE&F**" the boundaries of which are given in the schedule below, which is presently earmarked for Mango Garden use zone in the General Town Planning Scheme of Nuzvid Municipality sanctioned in G.O.Ms.No.477 M.A., dated 19.9.2000 is designated as Public and Semi Public use zone, for construction of Engineering College Building; **and** the 60 feet wide Master Plan Road passing through the site in R.S.Nos.499 and 500 is realigned which pass through R.S.Nos.498, 500 and 501 ("P-Q") and the deleted portion is earmarked as Residential use as shown in the revised part proposed land use map GTP.No.12/2008/R available in Municipal Office, Nuzvid Town. **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain necessary permissions from the Director of Town and Country Planning, Hyderabad / competent authority before taking up any developments in the site.
8. Any other conditions as may be imposed by the competent authority.

Schedule of Boundaries for the change of land use from Mango Garden use zone to Public and Semi Public use marked as ABCDE&F

North : Existing 80 feet wide Mylavaram Road.
East : Mango Garden and the site in S.Nos.486 & 497.
South : 60 feet wide Master Plan road and site in S.No.500.
West : Proposed re-alignment of 80 feet wide road Kothuru to Tirunuru and S.No.498.

**Schedule of Boundaries for the Re-alignment of
60 feet wide Master Plan road marked as P-Q**

North : Residential use in S.No.501(Part), site under reference in S.Nos.499 & 498. Mango Garden and Hillock.

East : 60 feet wide Master Plan road and S.No.494.

South : Residential use in S.No.501(Part) and 500.

West : Municipal boundary (Un-survey Village) Chenuku Pallivari Kandika Village.

**Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER